

**CITY OF ROUND ROCK, TEXAS,  
PLANNING AND ZONING COMMISSION  
WEDNESDAY, AUGUST 17, 2005, AT 7:00 P.M.  
CITY COUNCIL CHAMBERS  
221 EAST MAIN STREET, ROUND ROCK, TEXAS, 78664**

**MEMBERS**

AL KOSIK, CHAIRMAN  
PETER DRAPES, VICE CHAIRMAN  
SANDY ARNOLD  
DALE AUSTIN  
RUSS BOLES  
DAVID PAVLISKA  
LARRY QUICK  
RAY THIBODAUX  
BETTY WEEKS

**AGENDA**

- 1. CALL TO ORDER: 7:00 PM**
- 2. ROLL CALL**
- 3. APPROVAL OF THE JULY 13, 2005, REGULAR MEETING MINUTES**
- 4. CONSENT AGENDA**
  - 4.A. Consider the Preliminary Plat of Behrens Ranch Phase F, application #2005-023-PP.
  - 4.B. Consider the Preliminary Plat of Central Baptist Church, application #2005-024-PP.
  - 4.C. Consider the Extension of the Preliminary Plat of Eagle Ridge Section Ten, application #2004-009-PP.
  - 4.D. Consider the Replat of Lots 1, 2 and a Portion of Lot 3, Block 20, City of Round Rock Original Plat, application #2005-044-FP.
  - 4.E. Consider the Final Plat of Mayfield Ranch Enclave, application #2005-036-FP.
  - 4.F. Consider the Final Plat of Legends Village, Section 2, Phase 1, application #2005-041-FP.
  - 4.G. Consider the Final Plat of Randalls Town Centre, Section Two, application #2005-046-FP.
  - 4.H. Consider the Final Plat of Randalls Town Centre, Section Three, application #2005-047-FP.
  - 4.I. Consider the Final Plat of Shadow Pointe Phase 2, application #2005-042-FP.
  - 4.J. Consider the Final Plat of Walsh Ranch, Section Three, application #2005-038-FP.
  - 4.K. Consider the Final Plat of Walsh Ranch, Section Four, application #2005-039-FP.
- 5. TABLED ITEMS NOT REQUIRING A PUBLIC HEARING**

- 5.A. Consider the Final Plat of East Chandler Retail Center, application #2005-040-FP.

**The applicant has requested that this item be tabled until the August 24, 2005 meeting.**

- 5.B. Consider the Final Plat of Chandler Road Retail Subdivision, Section One, application # 2005-034-FP.

**The applicant has requested that this item be tabled until the September 21, 2005 meeting.**

- 5.C. Consider the Final Plat of Chandler Road Retail Subdivision, Section Two, application # 2005-031-FP.

**The applicant has requested that this item be tabled until the September 21, 2005 meeting.**

- 5.D. Consider the First Limited Edition Subdivision Plat Vacation, application #2005-002-V.

**The applicant has requested that this item be tabled until the September 21, 2005 meeting.**

- 5.E. Consider the Preliminary Plat of Puett Commercial Tract, application #2005-022-PP.

**The applicant has requested that this item be tabled until the September 21, 2005 meeting.**

- 5.F. Consider the Brushy Creek Wastewater Treatment Plant Final Plat, application #2004-069-FP.

**The applicant has requested that this item be tabled until the September 21, 2005 meeting.**

## **6. TABLED ITEMS REQUIRING A PUBLIC HEARING**

- 6.A. Consider public testimony regarding the application filed by Sycamore Trails, LTD., to rezone 32.332 acres of land, more or less, out of the P.A. Holder Survey, Abstract # 297, in Williamson County, Texas, from MF (Multifamily) District to SF-2 (Single Family-Standard Lot) District, application # 2005-014-ZC.

**The applicant has requested that this item be tabled until the September 21, 2005 meeting.**

- 6.B. *Consider a recommendation to rezone 32.332 acres of land from MF (Multifamily) District to SF-2 (Single Family-Standard Lot) District, application # 2005-014-ZC.*

**The applicant has requested that this item be tabled until the September 21, 2005 meeting.**

- 6.C. Consider public testimony regarding the application filed by Sycamore Trails, LTD., for approval of the Ashton Oaks Section Two, Concept Plan, application # 2005-006-CP.

**The applicant has requested that this item be tabled until the September 21, 2005 meeting.**

- 6.D. *Consider a recommendation for approval of the Ashton Oaks Section Two, Concept Plan, application # 2005-006-CP.*

**The applicant has requested that this item be tabled until the September 21, 2005 meeting.**

- 6.E. Consider public testimony regarding the proposed amendment to add MU-1a (Mixed-Use Southwest Downtown) District to Chapter 11, Zoning, City of Round Rock Code of Ordinances, 1995 Edition.

**Staff has requested that this item be tabled until the September 21, 2005 meeting.**

- 6.F. *Consider a recommendation regarding the proposed amendment to add MU-1a (Mixed-Use Southwest Downtown) District to Chapter 11, Zoning, City of Round Rock Code of Ordinances, 1995 Edition.*

**Staff has requested that this item be tabled until the September 21, 2005 meeting.**

- 6.G. Consider public testimony regarding the application filed by the City of Round Rock to rezone Block 1, Original City of Round Rock Plat from LI (Light Industrial) District to MU-1a (Mixed-Use Southwest Downtown) District; Block 2, Block 6, Block 7, Block 8, Block 24, Block 25, Block 26, Block 31, Original City of Round Rock Plat from C-1 (General Commercial) District to MU-1a (Mixed-Use Southwest Downtown) District; Block 5, Original City of Round Rock Plat from SF-2 (Single Family-Standard Lot) District and C-2 (Local Commercial) District to MU-1a (Mixed-Use Southwest Downtown) District; Block A, Olsen Subdivision from C-1 (General Commercial) District to MU-1a (Mixed-Use Southwest Downtown) District; and Block 27, Original City of Round Rock Plat from SF-2 (Single Family-Standard Lot) District to MU-1a (Mixed-Use Southwest Downtown) District.

**Staff has requested that this item be tabled until the September 21, 2005 meeting.**

- 6.H. *Consider a recommendation regarding the application to rezone Block 1, Original City of Round Rock Plat from LI (Light Industrial) District to MU-1a (Mixed-Use Southwest Downtown) District; Block 2, Block 6, Block 7, Block 8, Block 24, Block 25, Block 26, Block 31, Original City of Round Rock Plat from C-1 (General Commercial) District to MU-1a (Mixed-Use Southwest Downtown) District; Block 5, Original City of Round Rock Plat from SF-2 (Single Family-Standard Lot) District and C-2 (Local Commercial) District to MU-1a (Mixed-Use Southwest Downtown) District; Block A, Olsen Subdivision from C-1 (General Commercial) District to MU-1a (Mixed-Use Southwest Downtown) District; and Block 27, Original City of Round Rock Plat from SF-2 (Single Family-Standard Lot) District to MU-1a (Mixed-Use Southwest Downtown) District.*

**Staff has requested that this item be tabled until the September 21, 2005 meeting.**

## **7. ADDITIONAL PLATS**

- 7.A. Consider the Final Plat of Central Baptist Church, application #2005-043-FP.
- 7.B. Consider the Final Plat of 0.239 acres of the Wiley Harris Survey (AKA Lot 3, Block 2 of the Unrecorded Bradshaw Addition), application #2005-048-FP.
- 7.C. Consider the Final Plat of La Frontera Section 111B, Resubdivision of Lot 1C of the Resubdivision of Lot 1, Block B, application #2005-049-FP.
- 7.D. Consider the Final Plat of Walsh Ranch, Section One, application #2005-037-FP.

## **8. ZONING AND PLATTING: PUBLIC HEARING/DISPOSITION**

- 8.A. Consider public testimony regarding the application filed by Quantum Construction, Inc., to replat Lot 2, Block A, Marshall on Brushy Creek Subdivision, application #2005-045-FP.
- 8.B. *Consider a recommendation for approval of the Replat of Lot 2, Block A, Marshall on Brushy Creek Subdivision, application#2005-045-FP.*
- 8.C. Consider public testimony regarding the application filed by Park Valley Oaks, Ltd., to amend PUD 35 (Planned Unit Development), Lot 1, Block A, of Park Valley Oaks Subdivision, in Williamson County, application #2005-019-ZC.
- 8.D. *Consider a recommendation to amend PUD 35, Lot 1, Block A, of Park Valley Oaks Subdivision, application #2005-019-ZC.*
- 8.E. Consider public testimony regarding the application filed by D. R. Horton Texas, Ltd., for approval of the Settlers Overlook North, Concept Plan, application # 2005-007-CP.
- 8.F. *Consider a recommendation for approval of the Settlers Overlook North, Concept Plan, application # 2005-007-CP.*
- 8.G. Consider public testimony regarding the application filed by D. R. Horton Texas, Ltd. to zone 29.062 acres of land, more or less out of the Willis Donaho Survey, Abstract No. 173, in Williamson County, Texas, to SF-2 (Single Family – Standard Lot), application # 2005-018-Z.
- 8.H. *Consider a recommendation to zone 29.062 acres of land to SF-2 (Single Family – Standard Lot), application #2005-018-Z.*
- 8.I. Consider public testimony regarding the application filed by Nelson Homestead Family Partnership, LTD., for approval of the Paloma Lake Subdivision, Concept Plan, application # 2005-005-CP.
- 8.J. *Consider a recommendation for approval of the Paloma Lake Subdivision, Concept Plan, application #2005-005-CP.*
- 8.K. Consider public testimony regarding the application filed by Double J investments, for approval of the Sienna Hills Subdivision, Concept Plan, application #2005-004-CP.
- 8.L. *Consider a recommendation for approval of the Sienna Hill, Concept Plan, application #2005-004-CP.*

## **9. PLANNER REPORT AND COMMISSION COMMENTS**

## **10. ADJOURN**

### **CERTIFICATION**

I certify that the above notice of the Planning and Zoning Commission meeting was posted on the bulletin board at the City Hall of the City of Round Rock, Texas, on the 11<sup>th</sup> day of August, 2005 at \_\_\_\_\_ P.M.

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Christine R. Martinez, City Secretary